

ORDINANCE 95-09

**TO AMEND THE BLOOMINGTON ZONING MAPS
FROM RS AND MG TO BA, GRANT A PCD DESIGNATION
AND APPROVE AN OUTLINE PLAN FOR THE EXPANDED PCD,
AND OTHERWISE AMEND THE OUTLINE PLAN**

**Re: 1360 Bloomfield Rd.
(Rogers Group, Inc., Petitioner)**

WHEREAS, the Common Council passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, BA/PCD-8-94, and recommended that the petitioner, Rogers Group, Inc., be granted an amendment to the Bloomington zoning maps, PCD designation, outline plan approval, and outline plan amendment and request that the Common Council consider their petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code that the zoning for some of the parcels listed below be changed from RS to BA and others from MG to BA; the property as a whole be designated as part of one Planned Commercial Development; and, an outline plan and an outline plan amendment be approved for this development. The property is located at 1360 West Bloomfield Road and is further described as follows:

PARCEL ONE:

A part of the west half of Section 5 and a part of the east half of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at the northeast corner of said Section 6; thence WEST 53 feet, more or less; thence SOUTH 474 feet, more or less, along land of Eudaly, Inc.; thence WEST 370.00 feet; thence SOUTH 621 feet, more or less, along Sunset Hill Addition to the POINT OF BEGINNING; thence EAST 420.00 feet; thence SOUTH 412.75 feet; thence WEST 274.21 feet; thence NORTH 372.77 feet; thence WEST 149.78 feet; thence NORTH 40.00 feet to the Point of Beginning, containing 2.72 acres, more or less.

PARCEL TWO:

COMMENCING at the northwest corner of said Section 6; thence EAST 200.00 feet; thence SOUTH 172.00 feet; thence EAST 73.50 feet; thence SOUTH 485.59 feet; thence SOUTH 85 degrees 00 minutes 00 seconds East 124.48 feet; thence SOUTH 31 degrees 41 minutes 32 seconds East 76.18 feet to the POINT OF BEGINNING; thence SOUTH 31 degrees 41 minutes 32 seconds East 435.14 feet; thence NORTH 85 degrees 00 minutes 00 seconds West 260.00 feet; thence NORTH 05 degrees 00 minutes 00 seconds East 348.92 feet to the Point of Beginning, containing 1.04 acres, more or less.

PARCEL THREE:

COMMENCING at the northwest corner of said Section 6; thence EAST 200.00 feet; thence SOUTH 172.00 feet; thence EAST 73.50 feet; thence SOUTH 290.00 feet to the POINT OF BEGINNING; thence SOUTH 31 degrees 41 minutes 32 seconds East 236.05 feet; thence NORTH 85 degrees 00 minutes 00 seconds West 124.48 feet; thence NORTH 190.00 feet to the Point of Beginning, containing 0.27 acres, more or

less.

AND TO DELETE PARCEL FOUR:

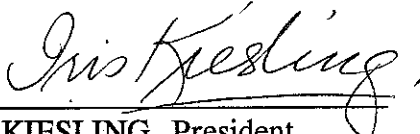
COMMENCING at the northwest corner of said Section 6; thence EAST 200.00 feet; thence SOUTH 172.00 feet; thence EAST 73.58 feet; thence SOUTH 485.59 feet; thence SOUTH 85 degrees 00 minutes 00 seconds East 124.48 feet to the POINT OF BEGINNING; thence SOUTH 31 degrees 41 minutes 32 seconds East 76.18 feet; thence NORTH 05 degrees 00 minutes 00 seconds East 61.08 feet; thence NORTH 85 degrees 00 minutes 00 seconds West 45.52 feet to the Point of Beginning, containing 0.03 acres, more or less.

Net Increase to 1994 PCD, 4.03 acres.


SECTION II. The Outline Plan and Outline Plan Amendment shall be attached hereto and made a part thereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

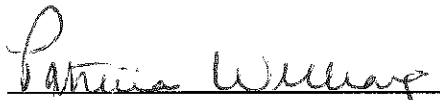
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 22 day of March, 1995.


IRIS KIESLING, President
Bloomington Common Council


ATTEST:


PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 23 day of March, 1995.


PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 28th day of March, 1995.

 Deputy for Mayor
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance expands the Adams Crossing PCD, approves the outline plan for the new area, and otherwise amends the outline plan for the whole development. First, it adds about 4 acres to the PCD by rezoning 2.5 acres from RS to BA/PCD and 1.5 acres from MG to BA/PCD, which increases the development from twenty-seven acres to thirty-one acres. And, second it amends the outline plan for the PCD by eliminating most of the industrial uses and adding a right-in and right-out access point onto West Bloomfield Road.

Signed copies to
Planning
Petition